

For Lease

Office Suites in a Campus Setting

ACADEMY OFFICE PARK IN THE FAR NE HEIGHTS



6721 Academy Rd. NE | Albuquerque, NM 87109

NWQ Academy Rd. & Truchas Dr. NE



AVAILABLE

Suite A: ±1,125 SF
Suite B: ±3,318 SF
Total: ±4,443 SF



LEASE RATE

\$16.75/SF + \$2.22/SF CAM
Lease Term : 3 - 5 Years
Tenant pays gas, electric & janitorial

- Located east of San Mateo Blvd. with easy access to I-25
- Campus-like atmosphere
- Ideal professional office
- Building signage available
- 4.5:1000 parking ratio

NA SunVista

got space™

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OFFICE SUITES IN A CAMPUS SETTING

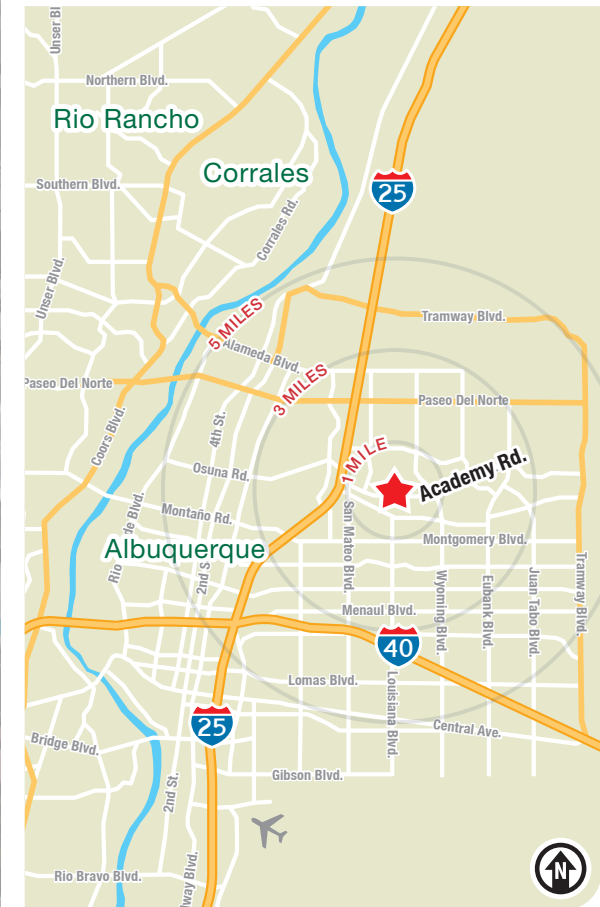
6721 Academy Rd. NE | Albuquerque, NM 87109



LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	15,915	120,259	254,203
Average HH Income	\$94,885	\$99,041	\$103,384
Daytime Employment	6,274	88,904	170,106

2023 Forecasted by Esri



NAISunVista

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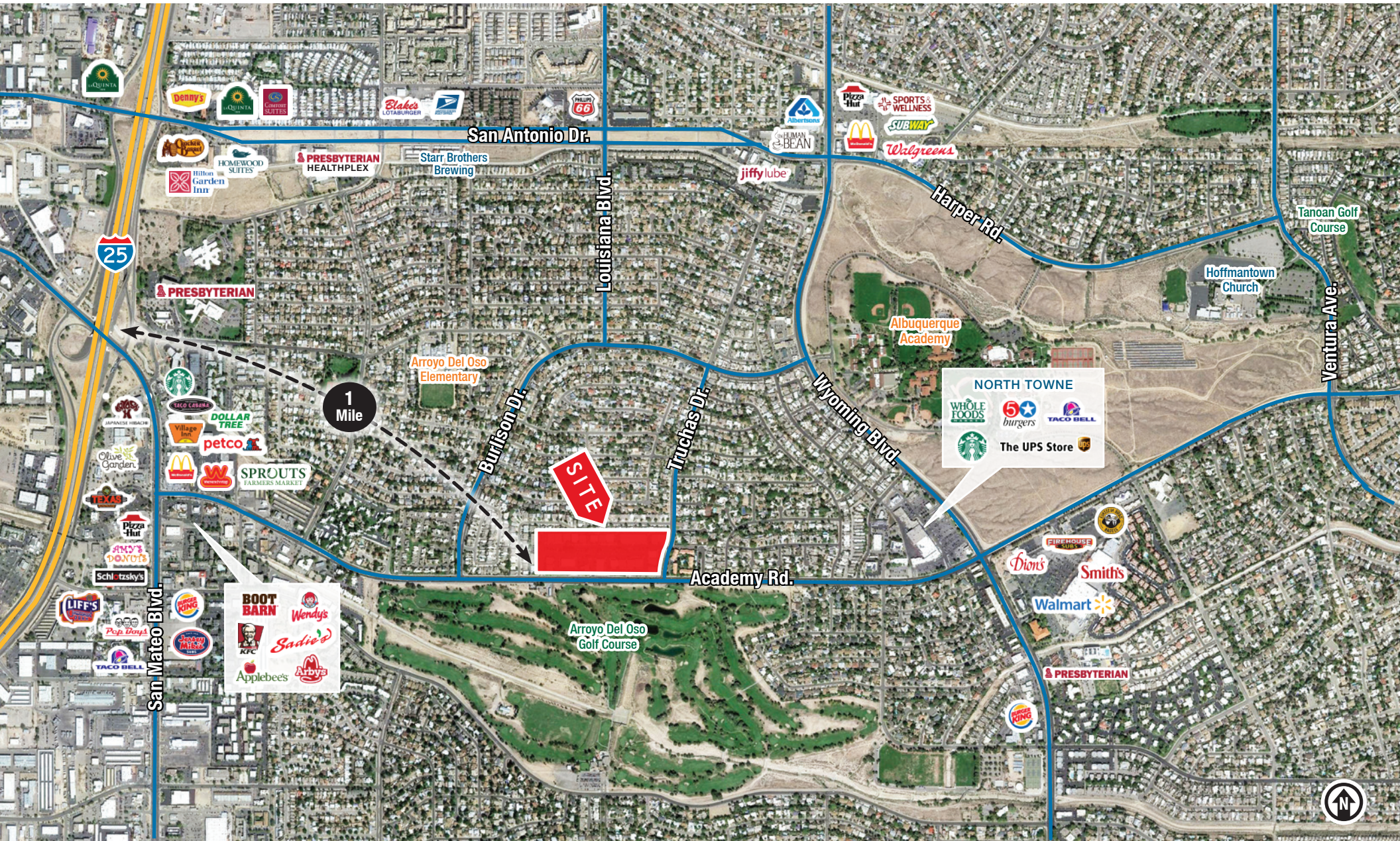
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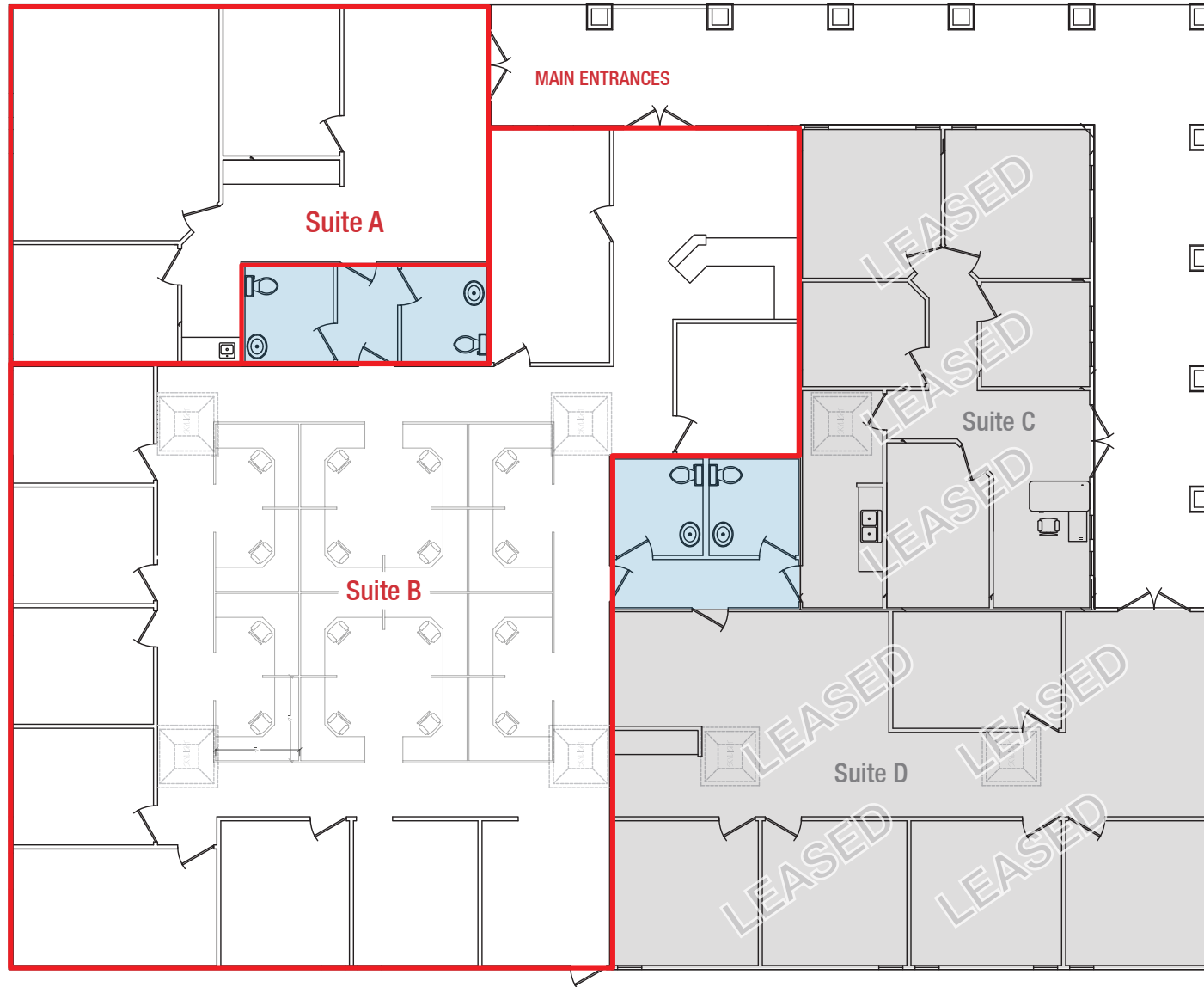
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FLOOR PLAN

Suite A: ±1,125 SF
Suite B: ±3,318 SF
Total: ±4,443 SF

- Available
- Leased
- Common Area

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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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